

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - N/S Hazelwood Avenue, 312' NE of the c/l of Emelia Avenue (4920 Hazelwood Avenue) 14th Election District 6th Councilmanic District

• BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 89-239-XA

Lawrence A. Kopp
Petitioner

AMENDED ORDER

WHEREAS, the Petitioner requested a special exception for a service garage in a B.L. zone and a variance to permit 8 parking spaces in lieu of the required 19, in accordance with Petitioner's Exhibit 1 submitted thereto;

WHEREAS, Petitioner's request was granted subject to restrictions by the Order dated January 10, 1989;

WHEREAS, subsequent to the hearing being held and a decision being rendered, the Deputy Director of the Office of Planning submitted revised comments with respect to landscaping for the proposed project;

WHEREAS, the Zoning Commissioner has agreed to accept the revised comments and modify the Order dated January 10, 1989 accordingly;

IT IS HEREBY ORDERED by the Zoning Commissioner for Baltimore County this 10th day of February, 1989 that the Order dated January 10, 1989 be and the same is hereby modified to include the revised comments of

the Office of Planning dated February 1, 1989, attached hereto and made a part hereof; and,

IT IS FURTHER ORDERED that all other conditions and restrictions of the Order dated January 10, 1989 shall remain in full force and effect.

JRH:bjs

cc: Mr. Lawrence A. Kopp
4920 Hazelwood Avenue
Baltimore, Md. 21206

Mr. Ken Hirsch, President
Holland Hill Improvement Association
5709 Leiden Road, Baltimore, Md. 21206

People's Counsel
File

J. Robert Haines
Zoning Commissioner
for Baltimore County

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By [Signature]

posed buildings, only 8 of the required 19 parking spaces can be provided. Petitioner further testified that all requirements of Sections 502.1 and 405 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be met.

The Protestant's main concern was that the proposed service garage operation would be extended to the public. Mr. Hirsch testified he was opposed to any public service garage operation at this location.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone.

Schultz v. Pritte, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

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By [Signature]

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

After reviewing all of the testimony and evidence presented, it appears that the special exception and variance should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petitions for Special Exception and Zoning Variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of January, 1989 that the Petition for Special Exception for a service garage in a B.L. zone and the Petition for Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner

Pat Keller, Deputy Director
Office of Planning and Zoning

Lawrence A. Kopp
Zoning Petition No. 89-239-A

TO: Zoning Commissioner

FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 89-239-A

Date: February 1, 1989

Based upon conversations with the County Landscape Planner, the Office of Planning would like to revise its comments regarding the petitioner's request. The Office of Planning and Zoning suggests that a 3-foot buffer along the eastern side of the proposed building is adequate to accommodate landscaping and buffering. The building location as previously submitted regarding this particular setback is adequate.

PK/sf

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By [Signature]

Variance to permit 8 parking spaces in lieu of the required 19, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The special exception granted herein is limited to the Petitioner only and is not transferrable. In the event the subject property is sold, transferred, or leased, a new public hearing must be held to determine the appropriateness of continuing the special exception granted.
- 3) Further, the special exception granted herein is limited to use of the property as a service garage for the purpose of providing a storage and repair facility for the vehicles used in conjunction with the towing business.
- 4) All damaged or disabled vehicles used in the operation of the towing business which may be stored on-site for maintenance and repair must be kept inside the proposed building.
- 5) No damaged or disabled vehicles not belonging to Ted's Towing Company shall be stored on the premises.
- 6) Petitioner shall comply with the landscaping requirements of the Office of Planning in accordance with their comments dated December 13, 1988, attached hereto and made a part hereof.
- 7) Petitioner shall submit to the Zoning Commissioner's Office for inclusion in the case file a copy of the landscaping plan prepared in accordance with that required by the Office of Planning's "Staff Exhibit A" submitted with their comments dated December 13, 1988.
- 8) All access to the subject property will be from Hazelwood Avenue using the Hazelwood Deli entrance.

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - N/S Hazelwood Avenue, 312' NE of the c/l of Emelia Avenue (4920 Hazelwood Avenue) 14th Election District 6th Councilmanic District

• BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 89-239-XA

Lawrence A. Kopp
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage in a B.L. zone and a variance to permit 8 parking spaces in lieu of the required 19, as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petition were Susan Kopp and Melvin Brechin. Appearing as Prose- tant in the matter was Ken Hirsch, President of the Holland Hill Improvement Association.

Testimony indicated that the subject property, known as 4920 Hazelwood Avenue, is zoned B.L. and is currently improved with an existing building used as office space. Petitioner testified the property is currently used as the home base dispatch operation of Ted's Towing Company. The subject property was granted a special exception for a car wash and service garage operation on February 27, 1986 by the then Deputy Zoning Commissioner Jeanne M. H. Jung. Testimony indicated that Petitioner proposes constructing a new building in the rear of the property for storage and maintenance of vehicles used in connection with the towing business. Petitioner testified that on-site parking is currently provided; however, due to the size of the property and the location of the existing and pro-

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- 9) All exterior lighting for the subject property shall be no higher than 10 feet above-grade and shall be directed onto the subject property and away from any neighboring residential property.
- 10) There shall be no outdoor paving system.

JRH:bjs

J. Robert Haines
Zoning Commissioner
for Baltimore County

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Date 1/11/89
By [Signature]

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
N/S Hazelwood Ave., 312' NE C/L : OF BALTIMORE COUNTY
Emelia Ave. (4920 Hazelwood
Ave.), 14th Election Dist.
6th Councilmanic Dist.

LAWRENCE A. KOPP, Petitioner : Case No. 89-239-XA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of November, 1988, a copy of the foregoing Entry of Appearance was mailed to Mr. Lawrence A. Kopp, 4920 Hazelwood Ave., Baltimore, MD 21206, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

NOV 07 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 89-239-XA
NS Hazelwood Avenue, 312' NE c/l Emelia Avenue
(4920 Hazelwood Avenue)
14th Election District - 6th Councilmanic
Petitioner(s): Lawrence A. Kopp
HEARING SCHEDULED: FRIDAY, DECEMBER 16, 1988 at 2:00 p.m.

Special Exception: The use of a service garage in a B.L. zone and a variance from section 4096A.2 to allow 8 parking spaces in lieu of the required 19.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Lawrence A. Kopp
File

NOTE:
IF PHASE II OF THE SNOW EMERGENCY PLAN IS IN EFFECT IN BALTIMORE COUNTY BY 6:30 a.m. ON THE DATE OF THE ABOVE HEARING, SUCH HEARING WILL BE POSTPONED AND TENTATIVELY RESCHEDULED FOR THURSDAY, JANUARY 12, 1989. PLEASE TELEPHONE DOCKET CLERK AT 6-3391 TO CONFIRM DATE.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

October 24, 1988

Mr. Lawrence A. Kopp
5511 McCormick Avenue
Baltimore, Maryland 21206

RE: Petitions for Special Exception and Zoning Variance
4920 Hazelwood Avenue
14th Election District
Item #102

Dear Mr. Kopp:

In response to your letter dated October 18, 1988 on the above-referenced matter, please be advised that our technicians are required to with the regulations. In some instances, more than one review may be necessary to insure that all zoning requirements are met. If additional review is necessary or revised plans are required, it is the applicant's responsibility to prepare the necessary documents if zoning approval is desired.

As to a hearing date for the subject petitions, please note that our normal scheduling process would place your hearing some time in mid-January, 1989. We will make every effort to see that a hearing is scheduled on this matter as soon as possible; however, there are no dates available at this time prior to December 6, 1988. By copy of this letter our Docket Clerk, Ms. Gwendolyn Stephens, will notify you in writing in the near future of the scheduled date and time for your hearing. Since you are requesting a special exception for a service garage in a B.L. zone, it is suggested you enlist the services of an attorney. You are not required to do so, but it is recommended.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs
cc: Gwendolyn Stephens
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

September 23, 1988

Mr. Lawrence A. Kopp
4920 Hazelwood Avenue
Baltimore, Maryland 21206

RE: Petition for Special Exception and Zoning Variance
Item #102
4920 Hazelwood Avenue
14th Election District

Dear Mr. Kopp:

On September 7th your representative had an appointment in this office to review your petition. At this time I requested several changes and/or additions on the site plans (10 copies). The following is still needed on the site plans:

1. Distance between all buildings (existing and proposed).
2. Dimensions and uses of all buildings.
3. Orientation, i.e. front, sides and rear of all buildings (existing and proposed).

Additionally the following information should be noted:

1. No parking space can be closer than 10 feet to the street right of way.
2. Two way parking lanes must be at least 20 feet wide.
3. Traffic flow must be shown - ingress and egress.

Enclosed are 10 copies of the site plan.

If you have any questions, please do not hesitate to call.

Yours truly,

John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planning & Zoning Assoc. III

cc: File

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

December 2, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Lawrence A. Kopp

Location: NS Hazelwood Avenue, 315' NE of c/l of Emelia Avenue (4920 Hazelwood Avenue)
Item No.: 102 Zoning Agenda: Meeting of 10/25/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke* 12-2-88 NOTED & APPROVED: *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 9, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Lawrence A. Kopp
4920 Hazelwood Avenue
Baltimore, MD 21206

RE: Item No. 102; Case No. 89-239-XA
Petitioner: Lawrence A. Kopp
Petition for Special Exception and Zoning Variance

Dear Mr. Kopp:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:scj

Enclosures

cc: T&T Surveying Inc.
6600 Belair Rd.
Baltimore, MD 21206

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

October 28, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 440, 58, (102) 128, 144, 145, 147, 150, 151, 153, 154, 155, 156, and 157.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate

MSF/lwv

89-239-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of October, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Lawrence A. Kopp
Petitioner's Attorney

Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee

RECEIVED
OCT 20 1988
ZONING OFFICE

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Property Owner: Lawrence A. Kopp
Location: 4920 Hazelwood Ave. District 14

Water Supply metro Sewage Disposal metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 496-3775, to obtain required permits for such installation/s before work begins. The owner is to contact the Bureau of Air Quality Management, 496-3775, for information on the use of spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () Prior to construction of any new or existing food service facility, a Quality Management is required for any operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications for the building, food service facility, and any type of food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene, 496-3381.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, sauna, whirlpool, hot tubs, water and sewerage facilities or other amusements, the owner is to be referred to the Bureau of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Environmental Community Services, 496-3381.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () Prior to operation of a waste disposal facility, the owner or applicant must obtain a permit for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management, at 496-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Prior to any other construction or renovation of a building, the owner or applicant must be referred to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Environmental Community Services, 496-3381.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled.
- () The removal of any abandoned underground storage tanks must be referred to Waste Management at 496-3768.
- () Soil percolation tests, have been _____, must be _____, conducted.
- () The results are valid until _____.
- () The results are valid until _____.
- () The results have expired. Petitioner should contact the Division of _____.

INTER-OFFICE CORRESPONDENCE

Date December 13, 1988

Pat Keller, Deputy Director
FROM Office of Planning and Zoning

SUBJECT Lawrence A. Kopp
Zoning Petition No. 89-239-A

ZONING OFFICE

The applicant is requesting a special exception and variance to establish a service garage in a BL Zone and reduce the required parking spaces from 16 required to 8 being provided. In reference to this request, staff provides the following:

- A special exception for this property was previously granted on 2/27/86. The property was also granted a waiver of CRG meeting (W-86-56) and a plan for a service garage and car wash by the Planning I plan on 2/20/86. It is staff's interpretation that although the proposed site plan and use differs from the one approved, because the intensification of use and aspect is less than what was originally proposed, a new CRG is not required.
- The applicant's request hinges on the demand for parking that the proposed use will generate. "Parking needs will be generated by commercial vehicles to be serviced and stored vehicles. A situation should not be created that results in 1) overflow parking spilling onto Hazelwood Avenue; 2) vehicles to be serviced being parked on non-designated areas (areas not paved) and 3) prolonged storage of

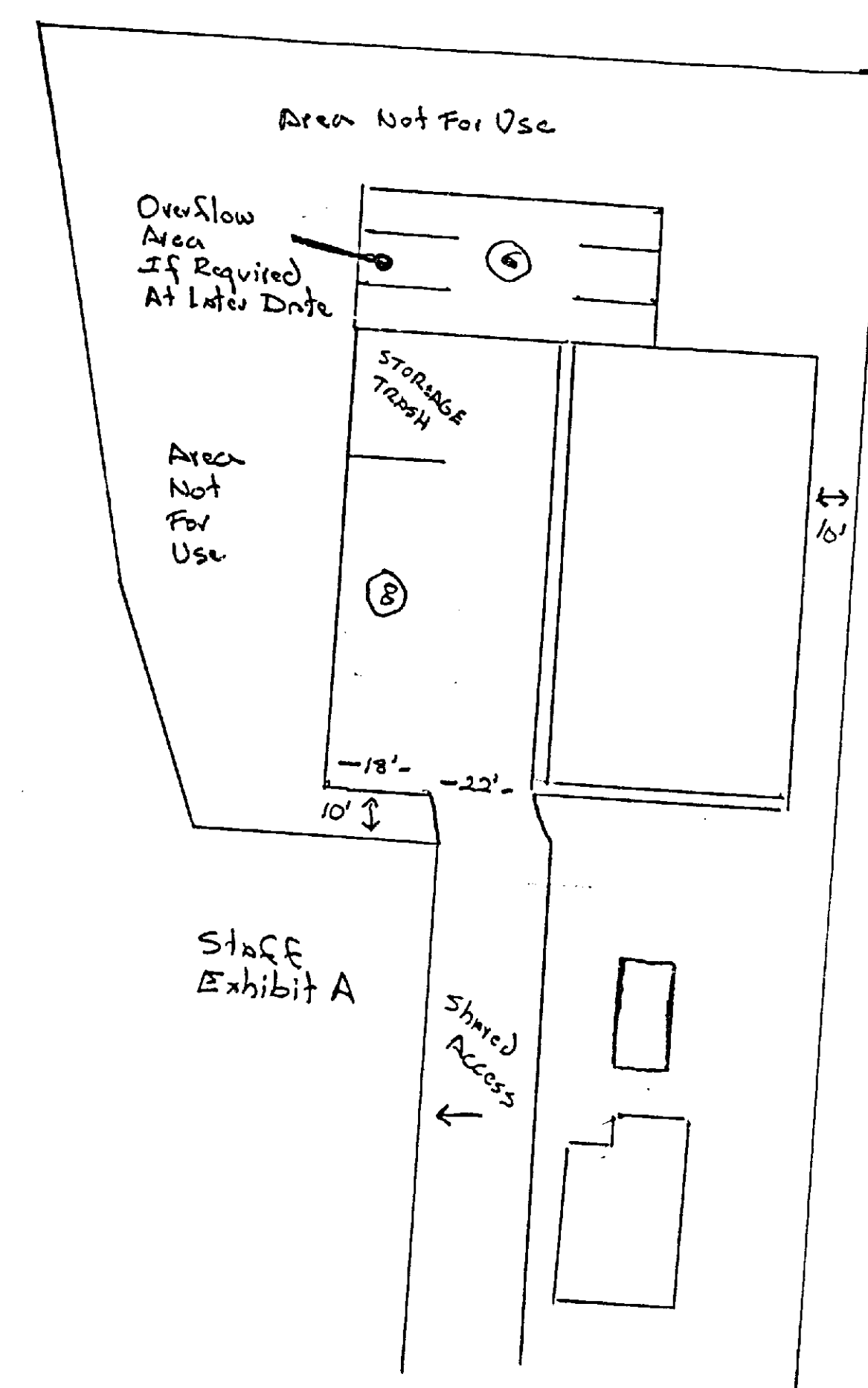
Based upon the analysis conducted and information provided, staff recommends approval of the applicant's request subject to the following conditions:

- No vehicles, goods, parts, or other items shall be stored in the areas of open space. Those areas should be clearly marked on a revised site plan.
- In the event that the Office of Planning and Zoning receives negative comments regarding vehicle storage or overflow, the applicant shall be required to expand the parking area as shown on staff Exhibit A.
- The applicant shall provide a landscape buffer of 10 feet along the eastern side of the proposed building (Staff Exhibit A).
- A ten foot landscape buffer shall also be provided between the parking area and adjoining property (Staff Exhibit A).
- The Hazelwood Deli property should be allowed access from this driveway in the event that shared access is required by the County Boardwalk Avenue.

Page Two

- Limitations on vehicle storage (time allowed), trash removal, lighting and sound should be applied to the property.
- A landscape plan should be approved by the County Landscape Planner prior to granting approval of the project. The trash area shall be appropriately screened with fencing and landscaping.
- The special exception shall only apply to the site plan (Staff Exhibit A) as shown (use, size, location) and will not be uniformly applied to the lot.

PK/sf



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Larry Kopp	5511 McCormick Ave. Balto MD 21206
Susan Kopp	5511 McCormick Ave. Balto MD 21206
Melvin Foreman	8514 Parkview Ave. Balto MD 21215

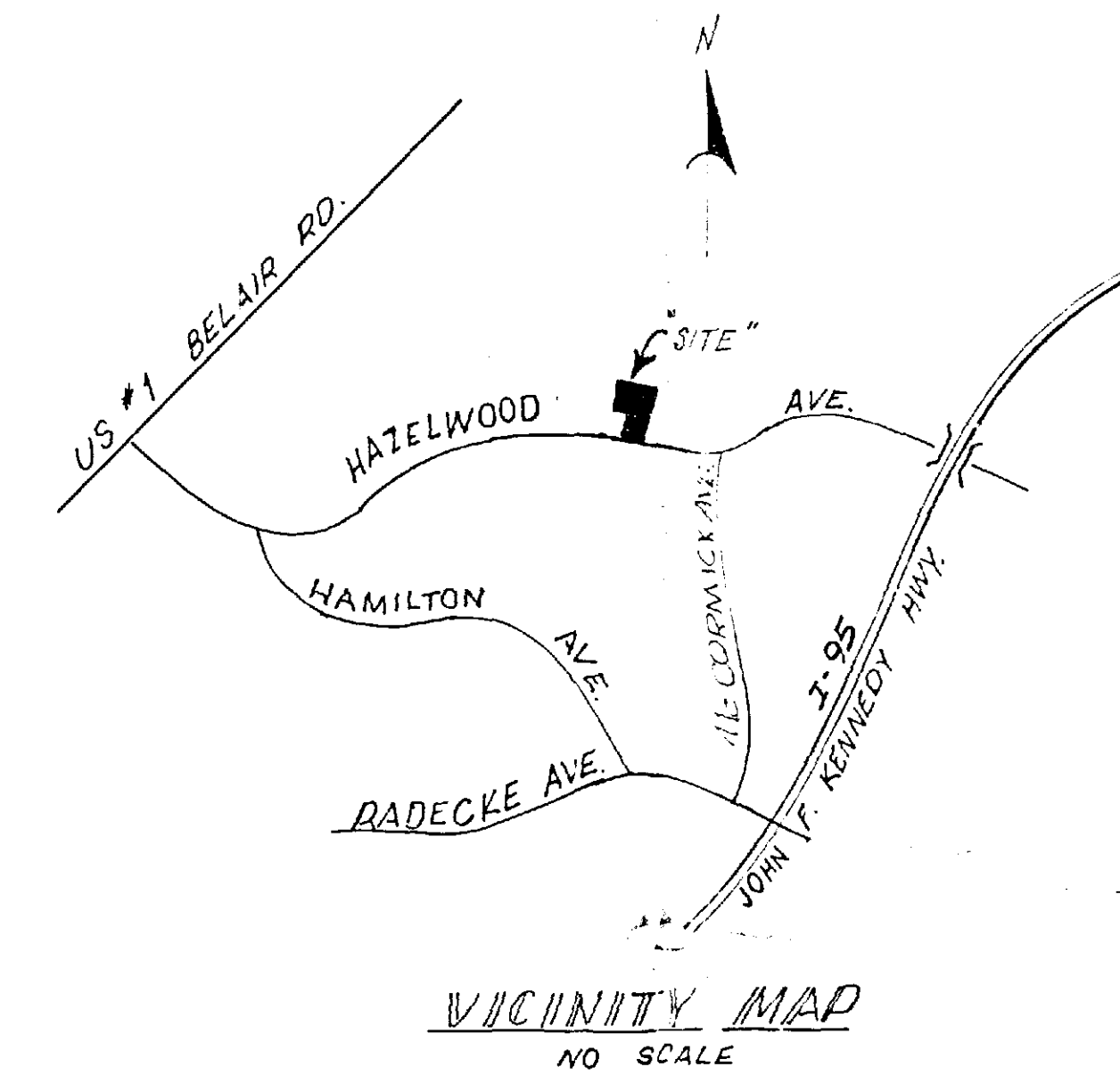
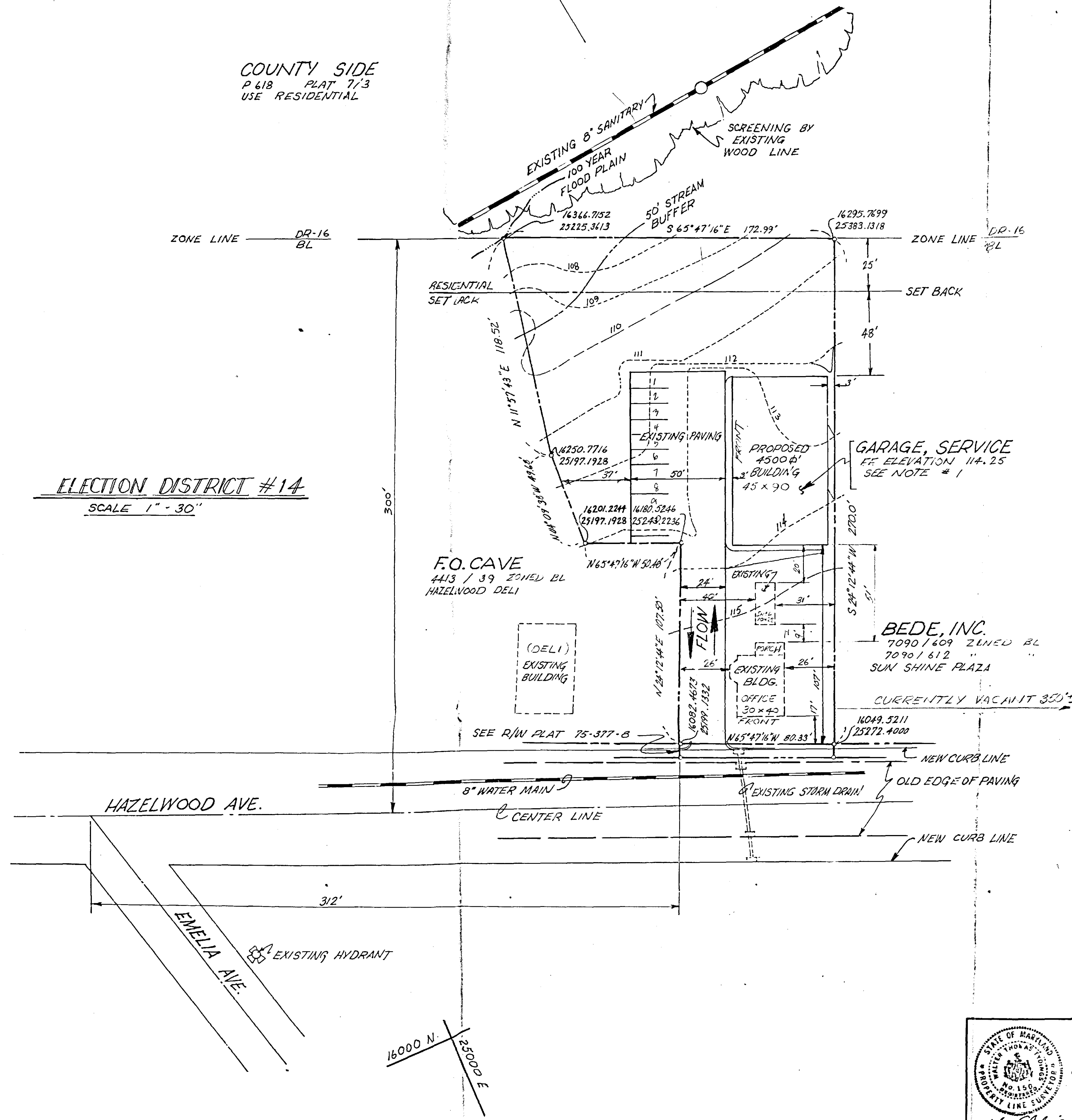
PROTESTANT(S) SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
KEN HIRSCH, PRESIDENT HOLLAND HILL IMP. ASSN.	5708 LEIDEN RD. BALTIMORE, MD. 21200

COUNTY SIDE
P 618 PLAT 7/3
USE RESIDENTIAL

ZONE LINE DR-16
BL

ELECTION DISTRICT #14
SCALE 1" = 30'



TABULATION

TOTAL BUILDING AREA	5700 SF.
GARAGE, SERVICE	4500 SF.
OFFICES (EXISTING)	1200 SF.

PARKING REQUIREMENT	
GARAGE, SERVICE 4,500# ÷ 300	15 SPACES
OFFICES (EXISTING) 1,200# ÷ 300	4 SPACES
VARIANCE REQUIRED	16 SPACES
TOTAL PARKING SPACES REQUIRED	19 SPACES
TOTAL PARKING SPACES PROVIDED	8 SPACES
TOTAL TRACK ZONED BL	.774 ACRES

ANNEXED TO ADJACENT PROPERTY:
ROAD WIDENING .025 ACRES
TYPICAL PARKING SPACE 8' x 12'

NOTES

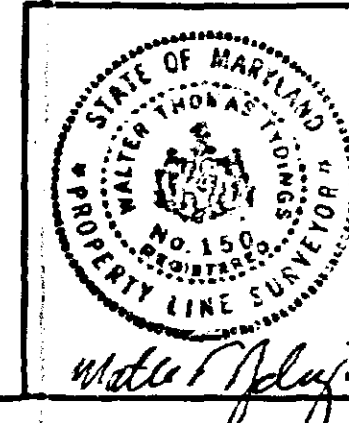
1. SERVICE GARAGE: ALL DAMAGED PARTS AND DISASSEMBLED VEHICLES TO BE HOUSED INSIDE.
2. EXISTING PAVING 6" STONE BASE WITH SN 2" THICK IN 24' WIDE DRIVEWAY, AND 6" STONE BASE WITH TAR AND CHIP ON PARKING PAD.
3. AREA LIGHTING TO BE ATTACHED TO THE EYES OF THE NEW BUILDING AT APPROXIMATELY 14' ABOVE FINISH GRADE, TOTAL OF 4 EACH. LIGHTS TO BE OPERATED BY A PHOTO ELECTRIC CELL SWITCH.

REFERENCE SPECIAL EXCEPTION CASE NO. 85-321-K (EX. 1)
GRANTED 27th FEBRUARY, 1985 BY COMMISSIONER J.W. McJANNET

PETITIONER'S
EXHIBIT 1

REVISED PLANS

ITEM #102



SPECIAL EXCEPTION & PARKING VARIANCE for;
4920 HAZELWOOD AVE, BALTIMORE COUNTY, MD.
OWNER: LARRY KOPP T/A TED'S TOWING, INC.
ELECTION DISTRICT No. FOURTEEN

SPECIAL EXCEPTIONS PLAT
SCALE AS SHOWN APPROVED BY
DATE 16th AUG. 88
KOPP PROPERTY CRG PLAN - TABULATION
VICINITY MAP, NOTES AND REQ'D INFORMATION
M.J. BRECHIN & SON, BALTO, MD.
88-008